

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****OCTOBER 19, 2011**

**APPEAL #19181 - Qun Gz Zhang**, renewal of variances 70-30.C and 70-208.F to permit alteration & addition to a single family dwelling within the average front yard setback; W/side #25 Foxcroft Rd., 230' S/of Rockcrest Rd., Manhasset, Sec. 3, Blk. 222, Lot 24, R-A District.

**APPEAL #19176 – Sean McPartland**, variances 70-38, 70-39.B, 70-40.A, 70-41.A, and 70-208.F to permit a second story addition to a non-conforming single family dwelling within required front and side yard setbacks and exceeding the permitted lot coverage and gross floor area; N/side #131 Laurel Dr., 275' W/of Lawrence St., New Hyde Park, Sec. 8, Blk. 303, Lot 8, R-B District.

**APPEAL #19177 – Kenneth Schuster**, variances 70-47.1D, 70-51.A, 70-103.A(1) & 70-210.1 to maintain a single family dwelling on a diminished lot with insufficient lot width, insufficient side yard setback and insufficient off-street parking; W/side #16 Shafter Ave., 300' N/of McKinley Ave., Albertson, Sec. 9, Blk. 55, Lots 830-831, R-C District.

**APPEAL #19178 – Daniel Otoyá**, variance 70-100.2.A(4) to permit the erection of a fence exceeding the permitted height; N/side #86 Amherst Rd., 53.81' E/of Croyden Ct., Albertson, Sec. 9, Blk. 119, Lot 34, R-B District.

**APPEAL #19179 – Michael Breen**, variances 70-40.A and 70-41.A to permit the construction of a second story addition and a portico to a single family dwelling within required front and side yard setbacks; W/side #32 Peachtree Ln., 316.69' S/of Eighth St., Carle Place, Sec. 10, Blk. 280, Lot 7, R-B District.

**APPEAL #19180 – Stop and Shop / Spectrum Signs Inc.**, variances 70-196.J(1)(a),(b),(f) and (i) to permit the installation of 12 wall signs exceeding the permitted number and height, and not uniform in appearance; N/W/cor. #95 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 27, I-B District.

**ADJOURNED CASES**

**APPEAL #19131 - Rachel Chacko/Kevin McCray, RA**, variances 70-49.B & 70-50.A to maintain construction of a second floor & rear addition to an existing single-family residence exceeding the permitted gross floor area & extending into the required front yard setback; S/side #112 Lipton La, 695' E/of Center St, Williston Park; Sec 9, Blk. 655, Lot 47, R-C District.

**APPEAL #19136 - Henry Lee**, variance 70-36.A to maintain a two story addition to a single family dwelling exceeding the permitted height; S/side #40 Rolling Hill Rd., 385.99' E/of Strathmore Rd., Manhasset, Sec. 3, Blk. 55, Lot 203, R-B District.

**APPEAL #19141 – Frederick Stolle**, variance 70-100.2.A(2) to permit the erection of a fence in a required front yard setback; N/E/cor. #183 Center St. & Lipton Ln., Williston Park, Sec. 9, Blk. 655, Lot 33, R-C District.

**APPEAL #19162 – Gennari's Italian and French Bakery/DBA Cardinali Bakery**, conditional uses 70-139.A & F and variances 70-103.A, 70-145.A, 70-146, and 70-203.G & J to permit the maintenance of

additions and alterations to a commercial structure for use as a retail bakery, commercial bakery and restaurant with insufficient parking; elimination of clear space between vehicular entry doors and street; within a required rear yard setback; elimination of a required planting strip buffer; and fence exceeding the permitted height; N/side #465 Westbury Ave., 278.08' W/of Cherry Ln., Carle Place, Sec. 10, Blk. 18, Lots 54-59 & 161, B-B District.

### **CONTINUED CASES**

**APPEAL #19143 – Pasquale Girona**, variances 70-100.1.B & 70-102.A(4) to maintain a detached garage within the rear and side yard setbacks and a fence exceeding the permitted height; W/side #31 Fourth Ave., 180.00' N/of Dennis St., Garden City Park, Sec. 33, Blk. 122, Lots 36, 37, 138, R-C District.

**APPEAL #18741 - Javid Zarabi**, request for a determination, or in the alternative, variance 70-47.1D to permit the subdivision of a lot with insufficient lot width based on the average lot width within the block front; E/side #176 Jefferson Ave., 250' N/of Power House Rd., Roslyn Heights; Sec. 7, Blk. 47, Lot 831, R-C District.